



**8,700 SF HIGH CLEAR WAREHOUSE W/+2 ACRE YARD  
IN BOULDER COUNTY**

## 1280 ROCK CREEK CIR

LAFAYETTE, CO 80026

### Property Summary

- Convenient access to Hwy-287, E-470, Hwy 36, and Baseline Rd
- 2+ Acre Fenced and Secured Yard
- High-Clear Warehouse and Office
- Two-Story Office
- Multiple Drive-In Loading Options

### Property Zoning Code

M1 (City of Lafayette)

[CLICK HERE FOR FULL CODE:](#)

[https://library.municode.com/co/lafayette/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH26DEZQ\\_S26-11IND](https://library.municode.com/co/lafayette/codes/code_of_ordinances?nodeId=COOR_CH26DEZQ_S26-11IND)

### Property Features

<b>Lease Rate:</b>	\$25.00/SF NNN
<b>NNN Estimate:</b>	\$5.74/SF
<b>Building Size:</b>	8,700 SF
<b>Land Size:</b>	99,560 SF (2.29 AC)
<b>Loading:</b>	Two (2) 16'x16' Drive-In Doors One (1) 12'x12' Drive-In Door One (1) 10'x10' Drive-In Door
<b>Clear Height:</b>	24'-30'
<b>Power:</b>	Single-Phase <small>THREE-PHASE CAN BE INSTALLED FOR ADDITIONAL COST</small>
<b>Sprinklered:</b>	No
<b>YOC:</b>	2007
<b>Major Cross Streets:</b>	Northwest Parkway & Hwy 287
<b>Taxes:</b>	\$40,926 (2025)

For more information:



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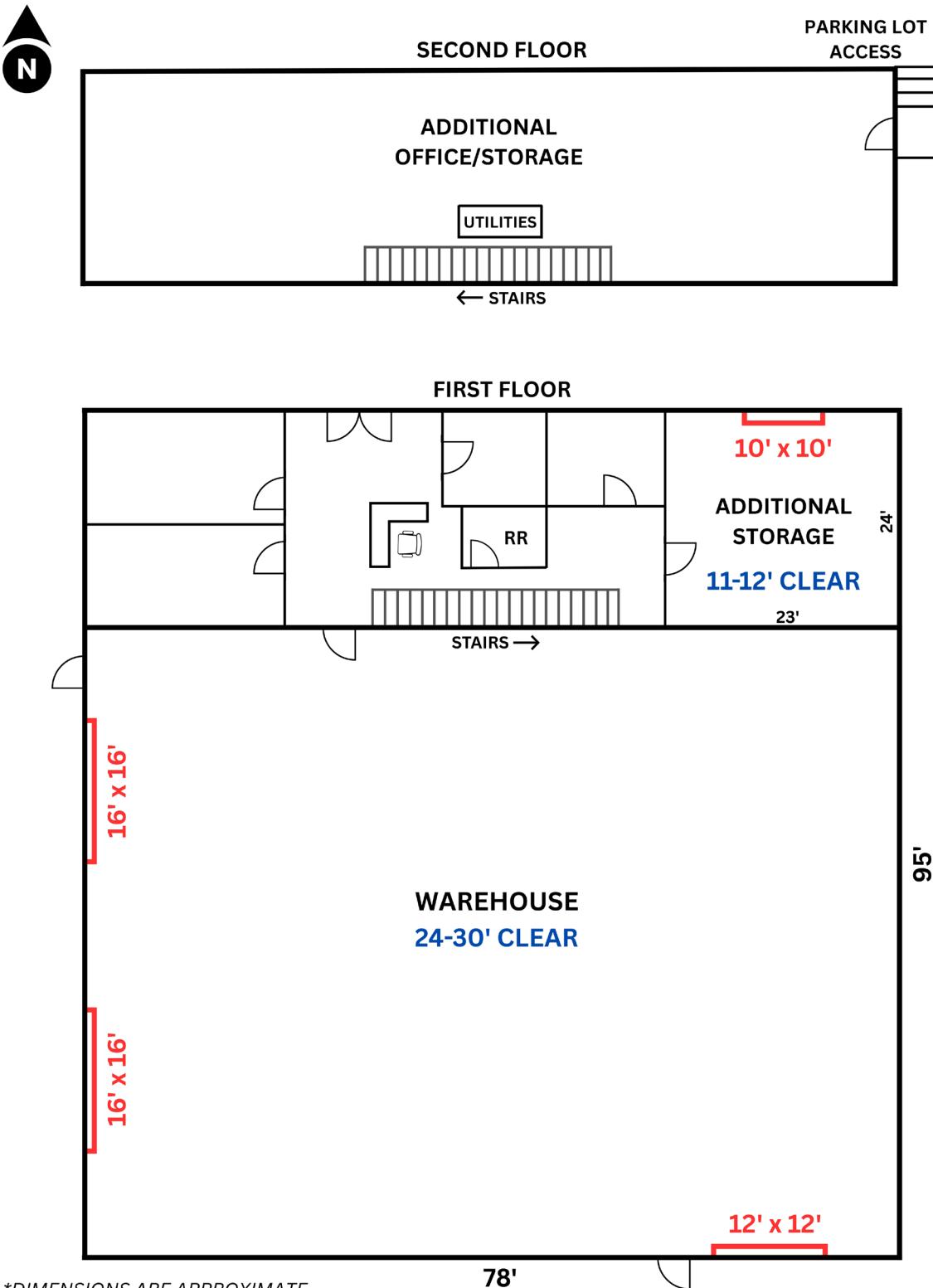
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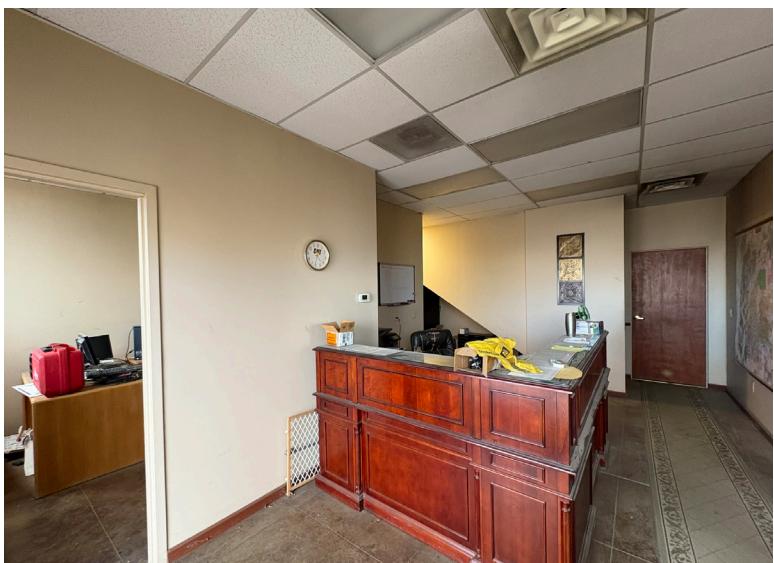
FLOORPLAN



\*DIMENSIONS ARE APPROXIMATE

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